



**Address:** [3225 SCRUGGS PARK DR](#)  
**City:** RICHLAND HILLS  
**Georeference:** 25145-2-17  
**Subdivision:** MATTHEW RESUB  
**Neighborhood Code:** 3H040Y

**Latitude:** 32.8068043538  
**Longitude:** -97.2320095554  
**TAD Map:** 2078-412  
**MAPSCO:** TAR-051Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MATTHEW RESUB Block 2 Lot 17

**Jurisdictions:**  
CITY OF RICHLAND HILLS (020)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A  
**Year Built:** 1953  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$221,094  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01651641  
**Site Name:** MATTHEW RESUB-2-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,290  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,290  
**Land Acres<sup>\*</sup>:** 0.2362  
**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
WARREN MARY LAIN  
**Primary Owner Address:**  
3225 SCRUGGS PARK DR  
FORT WORTH, TX 76118

**Deed Date:** 3/2/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 142-23-037121

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARREN WALTER K EST	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$161,815	\$50,435	\$212,250	\$167,298
2024	\$170,659	\$50,435	\$221,094	\$152,089
2023	\$174,494	\$50,435	\$224,929	\$138,263
2022	\$146,411	\$35,295	\$181,706	\$125,694
2021	\$144,369	\$14,000	\$158,369	\$114,267
2020	\$121,123	\$14,000	\$135,123	\$103,879

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

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- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.